

GATEWAY TOWERS EXECUTIVE OFFICE CONDOMINIUM
OWNERS ASSOCIATION ("ASSOCIATION")

RULES AND REGULATIONS OF THE ASSOCIATION

1. Each Unit Owner shall keep its Unit in a good state of cleanliness; shall not allow anything to fall from the windows or doors of the Unit, nor sweep or throw from the Unit any dirt or other substance into any of the halls, elevators, ventilators or elsewhere in the Building or upon the grounds. Refuse shall be placed in containers in such manner and at such times and places as the Executive Board of the Association ("Board") or the Managing Agent may direct.

2. Corridor doors shall be kept closed at all times except when in actual use for ingress and egress.

3. Unit Owners shall not cause or permit any excessive noises or objectionable odors to be produced upon or to emanate from their Units.

4. Toilets, sinks, and other water apparatus in the Building shall not be used for any purpose other than those for which they were designed, nor shall any sweeping, rubbish, rags or other articles be thrown into them. Any damage anywhere resulting from misuse of any toilets, sinks or other water apparatus in a Unit shall be repaired and paid for by the Owner of such Unit.

5. No machinery or equipment may be placed or operated in any Unit which creates a vibration which can be felt outside of the Unit or which in the opinion of the Executive Board jeopardizes the structural integrity of the Building.

6. If a Unit Owner's use of electricity causes reduction in the "power factor" of its electric service below 90% lagging, the Unit Owner will, at its expense, make necessary corrections through the use of capacitors or other approved devices. A Unit Owner's use of electric current shall never exceed its proportionate share of the capacity of existing feeders to the Building or the risers or wiring installation. Any riser or risers or wiring necessary to meet a Unit Owner's excess electrical requirements, upon written request will be installed by the Executive Board, at the sole cost and expense of the Unit Owner if, in the Executive Board's sole judgment, said riser, risers or wiring is necessary and will not cause permanent damage or injury to the Building or the Premises or cause or create a dangerous or hazardous condition or entail excessive or unreasonable alterations, repairs or expenses or interfere with or disturb other Unit Owners or Building occupants. No computers, air conditioning or ventilating equipment, x-ray, fluoroscopic, or other electrical equipment, or any gas, water, or electrical lines or appliances may be installed

without the prior written consent of the Executive Board. No load may be placed on any part of the floor of any Unit or the Common or Limited Common Elements exceeding the load capacity of the floor or that permitted by law.

If the Executive Board determines that a Unit Owner is consuming disproportionate amounts of electricity or other utilities, the Executive Board may require the Unit Owner, at the Unit Owner's expense, to install a meter which will separately meter such Unit Owner's electrical or other utility consumption, and upon failure to do so, the Executive Board may cause such meter to be installed and shall charge the cost thereof to such Unit Owner.

7. No awnings, aerals or other projections shall be attached to the outside walls or roof of the Building, and no blinds, shades or screens shall be attached to, hung, used or exposed on or at any exterior window or door of a Unit, without the prior written consent of the Board.

8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, printed, or affixed by any Unit Owner on any part of the exterior of the Building or any Unit without the prior written consent of the Board and subject to compliance with the requirements contained in and/or established pursuant to the First Amendment to the Cross-Easement Agreement. Except for the Declarant, no Unit Owner shall place "For Sale", "For Rent" or "For Lease" signs on any part of the Property.

9. To facilitate the access and other easements provided by the Declaration, each Unit Owner shall furnish the Board or Managing Agent with keys to locked entrances to its Unit, and shall promptly furnish new keys when and if such locks are supplemented or changed. No entrances to a Unit shall be barred by a sliding bolt or other device which renders access by such keys difficult or impossible. If any key or keys are entrusted by a Unit Owner or occupant or by his agent, servant, employee, licensee or visitor to an employee of the Association except pursuant to the provisions of this Paragraph 7, whether for such Unit or an automobile or other item of personal property, the delivery of the key shall be at the sole risk of such Unit Owner or occupant, and neither the Board nor the Association shall be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith. Each Unit Owner and occupant shall assume full responsibility for protecting its space and the contents thereof from theft, robbery, pilferage, vandalism, and other loss.

10. The sidewalks, entrances, lobby, elevators, stairways, landings and fire exits shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units in the Building.

11. Any loading bay and freight elevators which may form part of the Common Elements shall not be used for any purpose other than the loading

and unloading of trucks, raw materials, finished products and supplies in the normal course of each Unit Owner's business. The use of these facilities shall be subject to reasonable regulations issued from time to time by the Board.

12. Except for evacuation purposes in the event of fire or other life-or-safety threatening hazards, Unit Owners, their employees, customers and visitors shall not at any time or for any reason whatsoever enter upon the roof of the Building, without the prior written consent of the Board.

13. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done or omitted therein which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

14. No show cases or other articles shall be put in front of or affixed to any part of the exterior of the Building, nor placed in the halls, corridors or vestibules without the prior written consent of the Board or Managing Agent, and further subject to the consent of the Residential Condominium Association.

15. Neither a Unit Owner nor any agents, servants, employees, licensees or visitors of a Unit Owner shall at any time bring into or keep within the Building any inflammable, combustible or explosive fluid, material, chemical or substance except in limited quantities required by doctors or dentists and in accordance with law.

16. Each Unit Owner shall, at its expense, provide artificial light for the employees of the Board, Association or Managing Agent while doing janitor service or other cleaning, and in making repairs or alterations within the Building.

17. No Unit Owner will permit the exterior of windows in the Building to be cleaned except by persons and in a manner approved by the Board. When the air conditioning system is in operation Unit Owners shall keep its windows closed and at all times shall cooperate with the Board or the Managing Agent to insure the proper functioning of such system.

18. The requirements of Unit Owners will be attended to only upon application at the office of the Condominium. Employees shall not perform any work or do anything outside of the regular duties, unless under special instructions from the Board or the Managing Agent.

19. Canvassing, soliciting and peddling in the Building is prohibited and each Unit Owner shall inform the Board or Managing Agent of violations.

20. There shall not be used in any corridor or other common element of the Building, either by any Unit Owner or by jobbers or others, in the

delivery or receipt of merchandise, any hand trucks, except those equipped with rubber tires and side guards.

21. A Unit Owner will not permit its vehicles or the vehicles of its agents, servants, employees, licensees or visitors to be parked in the driveway in front of the Building or in any other areas which are now or from time to time designated as "No Parking" Zones.

In the event of a violation of the foregoing the Board or Managing Agent may remove vehicles so parked without any liability and may charge the expense incurred by such removal to the responsible Unit Owner.

22. Supplies, goods and packages of every kind are to be delivered in such manner as the Board or the Managing Agent may prescribe and neither the Association nor the Board shall be responsible for the loss or damage of any such property, notwithstanding that such loss or damage may occur through the negligence of employees or agents of the Association or the Managing Agent.

23. The Board may from time to time curtail or relocate any space devoted to storage or service purposes in the Building other than those spaces specifically made part of a Unit.

24. The Board shall have the right to take all such reasonable measures as it may deem advisable for the security of the Building and its occupants, including without limitation, the search of all persons entering or leaving the Building, the evacuation of the Building for cause, suspected cause, or for drill purposes, the temporary denial of access to the building, and the closing of the Building after regular working hours, i.e., 8 A.M. to 6 P.M. on business days, and on Saturdays, Sundays and legal holidays, subject, however, to the right of the Unit Owner and his employees and invitees to admittance when the Building is closed after regular working hours under such reasonable regulations as the Board may prescribe from time to time which may include, by way of example but not of limitation, that persons entering or leaving the Building, whether or not during regular working hours, identify themselves to a watchman by registration or otherwise and that such persons establish their right to enter or leave the Building.

25. The Executive Board shall have the right to select a janitorial and services contractor to clean the Common Elements and Units of all Unit Owners in order to assure the maintenance of appropriate standards of cleanliness throughout the Premises.

26. A Unit Owner may apply to the Board for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by the Board for good cause shown, if, in the Board's judgment, it has the

right to grant same and such temporary waiver will not unreasonably interfere with other Unit Owners.

27. Complaints regarding service or operation of the Building shall be made in writing to the Board or Managing Agent.

28. These Rules and Regulations are in addition to those standards, requirements and restrictions established in the Cross-Easement Agreement as from time to time amended and in the Joint Operations Manual, which cannot be modified or amended except as therein provided. Without restating the terms of the Cross-Easement Agreement and the Joint Operations Manual in their entirety, Unit Owners are hereby notified that they must comply with security measures promulgated by the Residential Condominium Association pursuant to the First Amendment to the Cross-Easement Agreement, including without limitation the requirement of wearing identification and checking in through the first floor security desk.

29. These Rules and Regulations are also in addition to the use restrictions set forth in Article 6 of the Declaration. As provided in Article 6.1 of the Declaration, these Rules and Regulations may be amended from time to time by the Board, subject to change by a majority of Unit Owners, but no such amendment shall become effective until copies thereof shall be furnished by the Association to each Unit Owner.

30. Each Unit Owner is responsible for providing to the Executive Board of the Association a current mailing address and emergency telephone number.

31. Notwithstanding any provision of the Declaration, Bylaws and Rules and Regulations to the contrary, the Board shall be entitled to cast a vote on behalf and in lieu of any Unit Owner who: (1) for any reason fails or refuses to vote timely on any matter on which a vote is required or reasonably necessary; or (2) is the subject of a legal proceeding in which the Association seeks recovery of unpaid assessments, interest, legal fees or other charge or expense for which the Unit Owner is responsible under the Pennsylvania Uniform Condominium Act and/or the Association's Declaration of Condominium, Bylaws or Rules and Regulations.